045.0	0007	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,056,900 / 1,056,900
					USE VALUE:	1,056,900 / 1,056,900
					ASSESSED:	1,056,900 / 1,056,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		ALTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	COURTNEY MARGARET/TRUSTEE
Owner 2:	MORRIS FAMILY IRREVOCABLE TR
Owner 3:	
Street 1:	15 ALTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MORRIS KATHLEEN -
Owner 2:	MORRIS JOHN J III -
Street 1:	15 ALTON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .109 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Vinyl Exterior and 2760 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4767.000	606,500		450,400	1,056,900
Total Card	0.109	606,500		450,400	1,056,900
Total Parcel	0.109	606,500		450,400	1,056,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 382.93 /Parcel: 382.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 32217

GIS Ref

GIS Ref

Insp Date 04/14/09

!3861!

PREVIOUS ASSESSMENT

Parcel ID 045.0-0007-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	606,500	0	4,767.	450,400	1,056,900		Year end	12/23/2021
2021	104	FV	579,000	0	4,767.	450,400	1,029,400		Year End Roll	12/10/2020
2020	104	FV	579,100	0	4,767.	450,400	1,029,500	1,029,500	Year End Roll	12/18/2019
2019	104	FV	431,600	0	4,767.	478,600	910,200	910,200	Year End Roll	1/3/2019
2018	104	FV	431,600	0	4,767.	349,100	780,700	780,700	Year End Roll	12/20/2017
2017	104	FV	405,000	0	4,767.	304,000	709,000	709,000	Year End Roll	1/3/2017
2016	104	FV	405,000	0	4,767.	259,000	664,000	664,000	Year End	1/4/2016
2015	104	FV	361,300	0	4,767.	253,400	614,700	614,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:42:37

LAST REV

Date	Time
03/10/21	09:45:29
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3861

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MORRIS KATHLEEN	64529-187		11/19/2014	Convenience	1	No	No		
MORRIS KATHLEEN	58252-110		1/9/2012	Convenience	1	No	No		
MORRIS KATHLEEN	54278-221		2/10/2010	Family	1	No	No		
MORRIS JOHN J J	34019-213		11/9/2001	Family	140,000	No	No		
MORRIS CHARLES	33953-231		10/28/2001	Family	1	No	No		
MORRIS AGNES	26334-198		5/22/1996		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/5/2021	17	Insulate	12,275					
1/7/2020	31	Inter Fi	145,000	C				
1/7/2020	32	Inter Fi	160,000	O				
7/20/2017	916	Re-Roof	5,004	C				
4/9/2014	317	Renovate	14,000					
11/16/2010	2288	New Wind	2,625					REPL 4 W/VINYL

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2014	External Ins	PC	PHIL C
4/14/2009	Measured	372	PATRIOT
4/20/2000	Inspected	264	PATRIOT
4/19/2000	Inspected	270	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	32217
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4767		Sq. Ft.	Site		0	80.	1.18	1									450,409						450,400	

Total AC/HA:	0.10944	Total SF/SM:	4767	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	450,409	Spl Credit		Total:	450,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03043473
Const Adj.:	0.98980200
Adj $ / SQ:	183.587
Other Features:	125000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	745112
Depreciation:	138591
Depreciated Total:	606521

COMMENTS

/ OTHER FIX= SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	12	BRs:	6	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

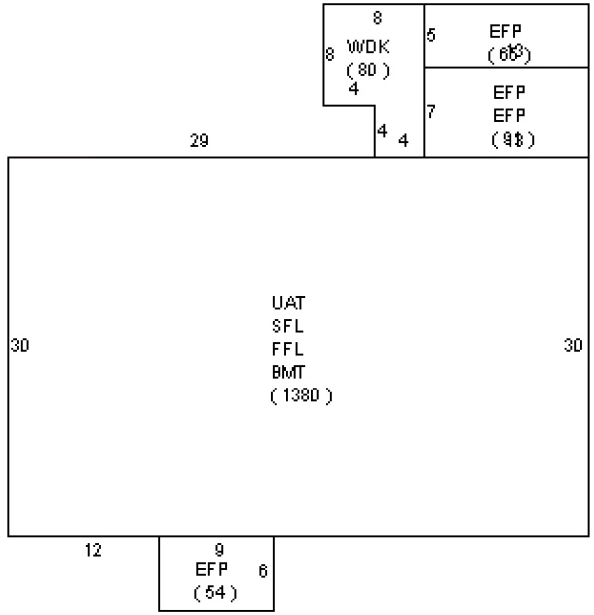
No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	183.59
Special Features:	0	Val/Su Net:	124.64
Final Total:	606500	Val/Su SzAd	219.75

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,380	55.080	76,005
FFL	First Floor	1,380	183.590	253,350
SFL	Second Floor	1,380	183.590	253,350
UAT	Upper Attic	345	73.430	25,335
EFP	Enclos Porch	301	35.900	10,806
WDK	Deck	80	15.840	1,267
	Net Sketched Area:	4,866	Total:	620,113
Size Ad	2760	Gross Area	5901	FinArea 2760

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

045.0-0007-0018.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	